002.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,030,200 / 1,030,200
					USE VALUE:	1,030,200 / 1,030,200
					ASSESSED:	1,030,200 / 1,030,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86	-88	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RICH ELEANOR S
Owner 2:	
Owner 3:	
Street 1:	86 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RICH ELEANOR/TRUSTEE -
Owner 2:	SMITHWOOD LYNNE A/TRUSTEE -
Street 1:	86 THORNDIKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2516 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	544,400	5,800	480,000	1,030,200
Total Card	0.138	544,400	5,800	480,000	1,030,200
Total Parcel	0.138	544,400	5,800	480,000	1,030,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.46 /Parcel: 409.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	544,400	5800	6,000.	480,000	1,030,200		Year end	12/23/2021
2021	104	FV	519,400	5800	6,000.	480,000	1,005,200		Year End Roll	12/10/2020
2020	104	FV	519,400	5800	6,000.	480,000	1,005,200	1,005,200	Year End Roll	12/18/2019
2019	104	FV	386,000	5800	6,000.	510,000	901,800	901,800	Year End Roll	1/3/2019
2018	104	FV	397,200	5800	6,000.	372,000	775,000	775,000	Year End Roll	12/20/2017
2017	104	FV	371,900	5100	6,000.	324,000	701,000	701,000	Year End Roll	1/3/2017
2016	104	FV	371,900	5100	6,000.	276,000	653,000	653,000	Year End	1/4/2016
2015	104	FV	330,400	5100	6,000.	270,000	605,500	605,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 181

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICH ELEANOR/TR	1523-29		2/22/2018	Convenience	1	No	No		Also, Bk 70659 pg 259.
RICH ELEANOR S	1241-53		8/15/2001	Family	1	No	No		
SOUZA MARIE	1166-56		12/30/1996		213,750	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2011	876	Re-Roof	9,650					GAR & FRONT PORCH
8/7/2002	649	Re-Roof	9,000	C				
7/8/1998	451	Porch	350					REPAIR PORCHES
3/25/1997	120		2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	Inspected	HS	Hanne S
8/25/2017	MEAS&NOTICE	HS	Hanne S
3/6/2009	Meas/Inspect	189	PATRIOT
10/22/1999	Inspected	267	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	163	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 1811
GIS Ref:
GIS Ref:
Insp Date: 11/18/17

!181!

PRINT

Date	Time
12/29/21	18:09:10

LAST REV

Date	Time
04/06/21	11:06:53

mmcmakin

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	1811
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	80.	1.00	1									480,000						480,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	480,000	Spl Credit		Total:	480,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06732905
Const Adj.:	0.99980003
Adj $ / SQ:	192.081
Other Features:	107000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	668786
Depreciation:	124394
Depreciated Total:	544392

COMMENTS

2 HTG SYSTEMS 1 GAS THE OTHER OIL PDAS
BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

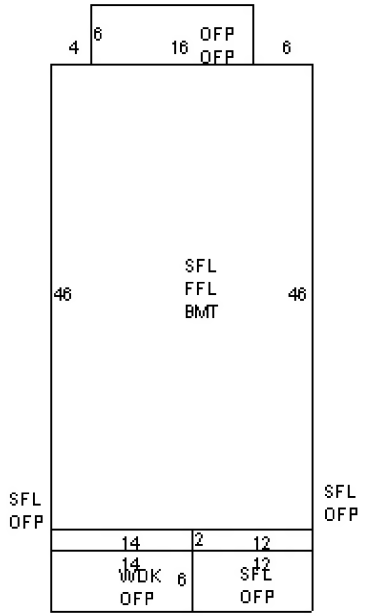
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	192.08
Special Features:	0	Val/Su Net:	129.74
Final Total:	544400	Val/Su SzAd	216.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,320	192.080	253,547
BMT	Basement	1,196	57.620	68,919
FFL	First Floor	1,196	192.080	229,729
OFP	Open Porch	400	20.620	8,248
WDK	Deck	84	16.000	1,344

Net Sketched Area:	4,196			Total:	561,787
Size Ad	2516	Gross Area	4196	FinArea	2516

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

002.0-0004-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	10X20	A	AV	2000	4.13	T	15.2	104			700			700

More:	N	Total Yard Items:	5,800	Total Special Featues:		Total:	5,800